

MISSION RIDGE HOMEOWNERS ASSOCIATION, INC. Minutes of the 31st Annual Meeting

The 31st Annual Meeting of the Mission Ridge Homeowners Association, Inc. ("MRHOA") was held on Thursday March 19, 2026 at 7PM at the Isett residence located at 19 Sparks Farm Rd, Sparks, MD 21152. Charlie Janney, president, presided.

Present: Charlie Janney, Tom/Kendra Isett, JoAnn King, Rebecca Franklin, and Rob Wright

Represented by proxy were: Rich/ Connie Bison, Rick/Lisa DiBerardo, Bob/Barb Kilker, Len/Ginny Miller

Of the 32 lot/ homeowners, 9 members were present or represented by proxy to satisfy proof of quorum of 1/10 of eligible voting members.

UPDATE ON ACTIVITIES OF MRHOA

See landscaping and maintenance below

CAST AND TALLY OF VOTES

There were no nominations from the floor for election to the Board of Directors.

A tally of ballots determined 9 votes each for Charlie Janney, Tom Isett and JoAnn King who were elected to the Board of Directors to serve a one year term until the next Annual Meeting to be held in March 2027.

The Board of Directors took action immediately following the Annual Meeting to elect Charlie Janney to serve as president, Tom Isett to serve as vice president, JoAnn King to continue to serve as Secretary, and Rebecca Franklin as Treasurer.

LANDSCAPING & MAINTENANCE

Rick DiBerardo, Skip King and Brian Muhler replaced and repaired multiple mailboxes as needed.

JoAnn/Skip again replaced dead shrubs at #24's trash pad and may need to replace a few again this year.

Grass Roots Landscaping, who did the spring clean up for past 3 years, will do the spring clean up/mulching again this year- all HOA trees and gardens have been flagged for this.

Weeding will be done again as needed May through September by Miguel (Rebecca's gardener.)

Steve Dell (Custom Ground Maintenance) will continue to mow the hill adjacent to the entrance pillars as needed

Complaints voiced:

- unsightly tree stumps left at #22 along SFR

TREASURER'S REPORT

2025 Financial summary and Expense Report and estimated budget for 2026- see attached Treasurer's report.

All monies expended in 2025 were for landscaping and maintenance of the common areas- see attached Treasurer's Report

Total cash receipts for 2025 \$5,800.00 and total expenses \$2,786.27 with ending cash balance of \$21,566.30 (as of 12/31/25)

Dues for 2026 remain at \$200- Rebecca has emailed invoices

MRHOA cash reserve will be moved to a US Money Market

COMMITTEE NEWS

Rebecca Franklin and Kendra Isett will plan some fun neighborhood social events- more to follow

NEW BUSINESS AND OPEN EXCHANGE

Charlie and Rob gave updates regarding the upcoming Williams Pipeline project which is slated to take place May 2026 and will now only involve 3 test digs on the properties of #s 33 and 40 Sparks Farm Rd. Williams will not be gaining access to the pipeline via any private driveways. The owners on this panhandle will continue to report back to the MRHOA Board.

The meeting was adjourned at 8:15 PM

Charlie Janney _____ President

JoAnn King _____ Secretary

Date: March 19, 2026